

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

RESOLUTION NO. 02-07

**RESOLUTION ADOPTING A METHODOLOGY FOR ALLOCATING THE
REGIONAL HOUSING NEED (2007 – 2014) AMONG LOCAL
JURISDICTIONS**

WHEREAS, the Association of Bay Area Governments (ABAG) is a joint powers agency formed pursuant to California Government Code §§ 6500, *et seq.*, and is the council of governments (COG) for the San Francisco Bay Area; and

WHEREAS, pursuant to the Housing Element Law ("Act") at California Government Code §§ 65580, *et seq.*, each COG and the California Department of Housing and Community Development (HCD) are required to determine the existing and projected housing needs in the COG's region (RHN); and

WHEREAS, under the Act, ABAG determines each city's and county's share of the RHN through the regional housing need allocation process (RHNA); and

WHEREAS, the Executive Board authorized formation of the Housing Methodology Committee (HMC) and charged it, in part, with the responsibility of advising staff on the methodology for allocating the regional housing need among local jurisdictions (RHNA Methodology); and

WHEREAS, effective November 16, 2006, the Executive Board authorized release of the Proposed RHNA Methodology for public review and comment and conducted a public hearing on January 18, 2007 to receive additional written and oral comments; and

WHEREAS, staff has reviewed the comments received during the comment period, devised alternative methodologies and presented alternative methodologies to the HMC; and

WHEREAS, the County of Marin and the Marin County Council of Mayors and Council Members have each submitted comments stating that the county and the cities within the county have agreed to allocate the RHN associated with each sphere of influence (SOI) within the county fifty percent (50%) to the county and fifty percent (50%) to the city; and

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WHEREAS, pursuant to the staff memorandum to the Executive Board dated January 4, 2007, the staff recommends that the Executive Board adopt *Alternative 1: Reduced Transit* as the "Weighted Factors" portion of the Proposed RHNA Methodology and adopt *Percent Adjustment Toward Regional Average* (175%) as the "Regional Income Allocations" portion of the Proposed RHNA Methodology (Alternative RHNA Methodology); and

WHEREAS, both the Proposed and Alternative RHNA Methodologies significantly advance regional "Smart Growth" policies adopted by ABAG, the Metropolitan Transportation Commission (MTC), the Bay Area Air Quality Management District (BAAQMD), the Bay Conservation and Development Commission (BCDC) and Regional Water Quality Control Board (RWQCB) (collectively, the Regional Agencies) including policies on *Jobs/ Housing Balance and Match, Housing and Displacement, Social Justice and Equity, Environmental, Natural Resources, Open Space and Agricultural Preservation and Mobility, Livability and Transit*; and

WHEREAS, compared to the prior RHNA cycle, both the Proposed and Alternative RHNA Methodologies allocate a significantly higher proportion of the RHN to the areas served by the region's transit infrastructure and the existing urban core, including Oakland, San Francisco and San Jose in order to advance these Smart Growth policies; and

WHEREAS, policies adopted by the Regional Agencies on *Local and Regional Transportation Efficiencies, Infrastructure Investments and Local Government Fiscal Health*, MTC's adopted *Transportation Land-Use Platform* and the ABAG/MTC *Focusing Our Vision* effort call for directing regional investments in public infrastructure, including transportation, and other incentives to local efforts that promote and implement these regional policies; and

WHEREAS, pursuant to Propositions 1C and 84, the State of California will be providing funds and incentives to support sustainable communities, transit-oriented development and infill housing; and

WHEREAS, pursuant to Proposition 1B the State of California will be providing discretionary state transit assistance (STA) funds to MTC for distribution pursuant to Public Utilities Code Sections 99310-99320; and

WHEREAS, MTC is beginning the process of updating the Regional Transportation Plan (RTP) to be completed in February 2009; and

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WHEREAS, the RHNA process requires local governments to amend the Housing Elements of their General Plans by June 2009 and to submit them to HCD for certification but does not provide any of the necessary support to ensure that the planned housing is built.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Board of the Association of Bay Area Governments hereby:

A. Adopts the Proposed RHNA Methodology as the Final RHNA Methodology with the following changes:

1. Replace the existing "Weighted Factors" in the Proposed RHNA Methodology with the *Reduced Transit alternative* as more fully described in the January 4 staff memorandum,
2. Replace the existing "Regional Income Allocations" in the Proposed RHNA Methodology with *Percent Adjustment Toward Regional Average* (175%) as more fully described in the January 4 staff memorandum;
3. Amend the initial phrase in the second sentence of "Spheres of Influence" by deleting the over struck language and adding the underlined language as follows: "Except for Marin County, where a ~~75~~50% city and ~~25~~50% county distribution is recommended,"

B. Adopts as a top priority for the current legislative session, collaborative efforts with some or all of the Regional Agencies to ensure that the State allocation of Proposition 1C and 84 funds and incentives, recognize regional funding priorities for local jurisdictions that accept additional housing, including a significant increased allocation in the current RHNA cycle;

C. Requests the MTC to encourage, recognize and reward through its update of the RTP and its distribution of Proposition 1B funds, the local jurisdictions that support the Transportation Land-Use Platform by accepting additional housing, including a significant increased allocation in the current RHNA cycle; and

D. Directs staff to collaborate with local jurisdictions on a possible extension of the deadline to certify local Housing Elements to

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December 2009 in order to ensure that such Housing Elements properly identifies all incentives and supportive governmental programs, including the updated Regional Transportation Plan.

The foregoing is adopted by the Executive Board this 18th day of January, 2007.

David Cortese
President

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 18th day of January, 2007.

Henry L. Gardner
Secretary-Treasurer

Approved as To Legal Form

Kenneth K. Moy
Legal Counsel